

## RESOLUTION NO. 3-2019

### **A Resolution Of The Port Of Vancouver Board Of Commissioners, Clark County, Washington, Amending The Port Of Vancouver Comprehensive Scheme Of Harbor Improvements And Industrial Development**

#### **Improvements**

**WHEREAS**, as an element of the Port of Vancouver's (the "Port") long-term terminal modernization plan called the Terminal Rehabilitation and Improvement Program ("TRIP:), the Port intends to construct an approximately 230-foot downriver extension of Berth 9 and infill the open wharf areas of Berths 8 and 9 as shown on **Exhibit A**. The new structures will be pile-supported and the project will include ground improvements as necessary. Construction of the Berth 8/9 improvements will add approximately 100,000 square feet of new over-water structures.

#### **Proposed Surplus of Port Property**

**WHEREAS**, RCW 53.08.090 requires that no property which is a part of the Comprehensive Scheme of Harbor Improvements and Industrial Development ("Comprehensive Scheme") thereof shall be disposed of until the Comprehensive Scheme has been modified to find the property surplus to Port District needs; and

**WHEREAS**, the Port has developed Centennial Industrial Park ("CIP"), located in Vancouver, Washington, on approximately 58 acres near the intersection of NW Lower River Road and NW 32nd Avenue. CIP development consists of seven separate lots and is part of the Port's strategic plan to expand economic activity and create living wage job opportunities for the community. Lots in CIP have been or will be developed for office/light industrial use; and

**WHEREAS**, the Port is considering the sale and development of CIP Lot 2 as shown on **Exhibit B** for office/light industrial use and, therefore, the Port is contemplating declaring surplus of this CIP lot; and

**WHEREAS**, Property owners will be required to sign the Covenants, Conditions, and Restrictions developed for CIP as part of a contract of sale.

#### **Summary of Proposed Amendments**

**WHEREAS**, the Port proposes to amend the Comprehensive Scheme to allow (i) improvements to Berths 8 and 9; and (ii) the surplus of CIP Lot 2; and

**WHEREAS**, the Comprehensive Scheme was most recently amended by Port Resolution 02-2017, adopted September 26, 2017; and

**WHEREAS**, it is now deemed necessary and advisable that the Port amend its Comprehensive Scheme; and

**WHEREAS**, the above proposed action has been reviewed, as required, under the provisions of the State Environmental Policy Act (SEPA) and the related comment period expired at 5:00 p.m. on August 9, 2019; and

**WHEREAS**, a public hearing was held on August 13, 2019 at 8:30 a.m., subject to the agenda of the Board of Commissioners, after notice of such hearing was duly given as provided by law, on the question of whether or not the Comprehensive Scheme should be amended as provided; and

**WHEREAS**, after discussion and consideration, this Board of Commissioners has determined that said Comprehensive Scheme should be amended and finds: (i) improvements at Berths 8 and 9 are required to support the Port's long-term terminal modernization plan; and (ii) CIP Lot 2 surplus to the Port's needs and no longer needed for district purposes.

**NOW THEREFORE, BE IT RESOLVED**, that the Port of Vancouver's Comprehensive Scheme of Harbor Improvements and Industrial Development, as previously amended, is hereby further amended as follows:

1. **Improvements at Berths 8 and 9** as described herein and as located on **Exhibit A** shall be added to the Comprehensive Scheme.
2. **CIP Lot 2**, as identified and depicted in **Exhibit B**, has been determined to be surplus to the Port's needs and no longer needed for district purposes.

**ADOPTED**, by the Board of Commissioners at a regular meeting of the Board of Commissioners held this 13th day of August, 2019, and duly authenticated in open session by the signatures of the Port Commission voting in its favor.

PORT OF VANCOUVER  
BOARD OF COMMISSIONERS

\_\_\_\_\_  
President

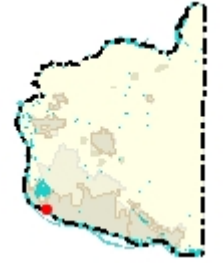
\_\_\_\_\_  
Vice President

\_\_\_\_\_  
Secretary

**EXHIBIT A**  
**AERIAL PHOTO OF LOCATION OF**  
**BERTHS 9 AND 10 IMPROVEMENTS**



EXHIBIT A



Legend

Notes:

451.9 0 225.95 451.9 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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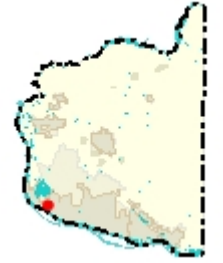
**EXHIBIT B**

**ILLUSTRATION IDENTIFYING LOT 2 AT CENTENNIAL INDUSTRIAL PARK**





# EXHIBIT B



Lot 2 at CIP

1: 2,711



451.9 0 225.95 451.9 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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Legend

Notes: